2/17/09 10:32:16 55 5K 602 PG 797 DESOTO COUNTY, MS ₩-E- DAVIS, CH CLERK

Substitute Trustee's Deed

Indexing Instructions
Lot 1, Section A, Encore PUD, DeSoto Co., MS

STATE OF MISSISSIPPI COUNTY OF DeSoto

WHEREAS, on the 26th day of September, 2007, Sandra Reyes, An Unmarried Woman, As Sole Owner, executed and delivered a certain Deed of Trust unto Atty. Arnold M. Weiss, Trustee for Mortgage Electronic Registration Systems, Inc., Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of DeSoto County, Mississippi in Book 2796 at Page 287; and

WHEREAS, on the 8th day of December, 2008, Mortgage Electronic Registration Systems, Inc., assigned said Deed of Trust unto GMAC Mortgage, LLC, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2973 at Page 470; and

WHEREAS, on the 8th day of December, 2008 the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 2973 at Page 471; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee advertised the sale of the following described real property by Substitute Trustee's Notice of Sale, dated January 12, 2009 by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the courthouse in DeSoto County and by publishing said Notice in DeSoto Times-Tribune for three (3) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 10th day of February, 2009, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 10th day of February, 2009, within legal hours, offer for sale and did sell, to the highest bidder for cash at the East front door at Courthouse located at 2535 Hwy. 51 South at Hernando, Mississippi the following described real property, to-wit:

Lot 1, Section A, Encore Pud. Situated in Section 5, and Section 8, Township 2 South, Range 9 West, Desoto County, Mississippi, as per plat thereof recorded in Plat Book 98, page 46, in the office of the Chancery Clerk of Desoto County, Mississippi.

WHEREAS, at said sale GMAC Mortgage, LLC was the highest bidder and best bidder, therefore, for the sum of \$106,613.88 and the same was then and there struck off to GMAC Mortgage, LLC and it was declared the purchaser thereof; and

WHEREAS, everything necessary to be done to have a good and lawful sale was done in accordance with law and the terms of the Deed of Trust; and

WHEREAS, GMAC Mortgage, LLC, has requested transfer and assignment of its bid to Federal National Mortgage Association and has authorized the undersigned to convey the property described above to Federal National Mortgage Association and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of GMAC Mortgage, LLC, as the highest and best bidder to Federal National Mortgage Association, pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby sell and convey unto Federal National Mortgage Association the land and property herein described.

mod Ry

I convey only such title as is vested in me as Substitute Trustee

GRANTOR: Emily Kaye Courteau 2309 Oliver Road Monroe LA 71201 318-330-9020

GRANTEE: Federal National Mortgage Association c/o Nationstar Mortgage, LLC 350 Highland Drive Lewisville, TX 75067 Ron D. Gordon Notary No. 61577 Notary Public, Ouachita Postsh, L My Commission Expire at Dead

THIS DOCUMENT WAS PREPARED BY:

MORRIS & ASSOCIATES 2309 OLIVER RD. MONROE, LA 71201 318-330-9020



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper _____ consecutive times, as follows, to-wit:

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Salaring Trusted Nation of Bale 1707 De Constant			day of		
	Volume No. 114	on the	2_day of	, 2009	
delivered a certain Deed of Trust unto Atty. Amold M. Weiss, Trustee for Montange Electronic Reductration	Volume No. <u>114</u>	on the	day of 4	Lo. , 2009	
Systems, Inc., Beneficiary, to secure an indebtedness there- in described, which Deed of	Volume No.	on the	day of	, 2009	
Trust is recorded in the Office of the Chancer's Clerk of DeSoto County, Mesissippi in Book 2796 at Page 287; and	Volume No.	on the	day of	, 2009	
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Deed of Trust unto GMAC Mortgage, LLC, by transment recorded in the office of the afgresald Changery Clerk in		u Sn	4/		
Book 2973 at Page 470; and WHEREAS, on the 50% day of December 2008, the Holder of	Vius	u In	nea		
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Speed on S. M. See See 1000	BY Juan	y W.CE	reglos	67	JON H. DOUGE
day of February, 2009, 1 will during the lawful hours of between 11:00 a.m. and 4:00 p.m., at public others, offer for	NOTARY PUBLIC STA	TE OF MISSISSIF	PPI AT LARGE	* N	OTA 51798
sale and will sell, at the East front door at Courthquae librat- ed at 2535 Hwy. 57 South at Harmango, Missbalgot, for	MY COMMISSION EX BONDED THRU DIXII			a de	Comm Expires
cash to the highest bidder, the following described land and property situated in DeSoto	A. Single first insertion of	344	ords @ .12 \$ 4/.2	8	70 county
Sounty, Mississippi, to wit: Session A, Encore Pud. Situated in Section 8 and Section 8 Registry 8 South,			688 words @ .	10 \$ <u>68.80</u>	
	C. Making proof of public TOTAL PUBLISHER	· -		<u>3.00</u>	
	TOTAL PUBLISHER	rs fee: \$	<u> </u>		
WITHERS MY SIGNATURE, INC					

Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229